



**1 Balsam Court
Expanded Hazel Model
Options & Upgrades Included at \$669,980.00**

Model Home Specifications & Upgrades:

- Colonial Model Home expanded to over 2,350 sq. ft. with 4 Bedrooms, 2.5 Baths.
- Home built with full Front Porch option upgrade (as-built).
- Home upgraded with 9' Basement walls option and garden view windows (as-built).
- Exterior upgrade with stone water table on Porch & Garage front facing elevations (as-built).
- Exterior upgrades also include 8" square recess panel fiberglass columns on the front Porch.
- Garage upgraded with automatic garage door opener with two remotes.
- Front Door upgraded to a ¾ glass door with recess panel and an additional upgrade of two (2) Sidelites.
- Upgrade to Coretec® hardwood style flooring in the Kitchen, Pantry, Breakfast, Family Room, Living Room, Dining Room, Mud Room, Foyer, 1st & 2nd Floor Halls, Stair Landing and Laundry.
- Upgrade to Coretec® tile style flooring in Powder Room, Main Bath and Master Suite Bath.
- Stair upgrade to oak treads and stained to coordinate with hardwood style flooring.
- Stairs upgraded with oak railing, posts and white balusters.
- Second Floor Stair Landing upgraded with oak railing, posts and white balusters.
- Upgraded quantity of Bath Hardware, Mirrors and Closet Shelving throughout the home.
- Bath Hardware finish upgraded to Brushed Nickel finishes throughout the home.
- Upgrade to Delta® Foundations™ plumbing fixtures throughout the house.
- All Bath commodes upgraded to elongated models.
- Upgraded Delta® Foundations™ finishes to Satin Nickel throughout the house.
- Upgraded Kitchen cabinets (layout/quantity upgrade, wall height upgrade, style upgrade, painted finish upgrade and silent close feature on all doors and drawers).
- Kitchen upgraded with an Island.
- Kitchen granite upgraded with additional granite to cover expanded kitchen layout.
- Kitchen Island is upgraded with overhang for additional seating.
- Kitchen backsplash upgrade to include subway tile with additional brick pattern installation upgrade.
- Kitchen upgraded with appliances (Frig, Range, Dishwasher, Microwave).
- Kitchen Range with additional upgrade to natural gas.
- Kitchen Range upgraded with vent to exterior.
- Kitchen appliances additional upgrade to stainless steel.
- Master Suite upgraded with optional Tray Ceiling.
- Master Bath shower upgraded to a 60" shower with fiberglass base and tile walls.
- Master Bath shower is upgraded with clear glass shower door.
- Master Bath upgraded with a 60" double bowl sink vanity.
- Main Bath upgrade with a 54" double bowl sink vanity.
- All home door locksets are upgraded throughout with a Satin Nickel finish.
- Upgrade throughout the home with recessed lighting, light fixtures and Kitchen under cabinet lighting.
- Electrical upgrade of an outlet and wiring conduit over the Fireplace.
- Upgrade to a 12' x 12' Deck with steps to grade (all pressure treated wood construction).
- Upgraded irrigation system with two added heads (one each) at the back corners of the home.

In the interest of continuous improvement, the Company reserves the right to modify or change floor plans, materials and features without prior notice or obligation. Although every effort has been made to ensure that the upgrades and options contained herein are accurate and current, at any time such upgrades and options are subject to change without prior notice or obligation. 10-10-25